

RELATIONSHIP **TE** REAL ESTATE

TEAM EDELSTEIN

Marcia Moermond
Legislative Hearing Officer
City of Saint Paul
15 Kellogg Boulevard West, 310 City Hall
Saint Paul, MN 55102

RE: 1508 Como Avenue

Dear Ms. Moermond,

We have been contacted by Mr. Boylan about his property at 1508 Como Avenue. As Mr. Boylan is a former client, we are able to jump right in and assist him with his Real Estate needs. We have plans to execute a listing contract with Mr. Boylan, but there is an outstanding title issue that we are currently working through. Once resolved, we plan to list and market the property to the appropriate investors. We understand the condition of the property as a Category 2 or 3 and we know the procedure for the inspections and approvals from the city that are required before the property is allowed to close.

We have already started the process of getting bids on the work so that we can properly price the home to be sold. Is there a specific purchase agreement or addendum you would like us to use as we contract a buyer to purchase the duplex?

Thank you,



Joe Uebel

Realtor, ABR, CNE

Coldwell Banker Realty

Joe@TeamEdelstein.com

(651) 341-3599

From: [*CI-StPaul_LegislativeHearings](#)
To: "Joe Uebel"; [*CI-StPaul_LegislativeHearings](#)
Cc: boylan@actualsoftware.com
Subject: RE: 1508 Como Ave
Date: Tuesday, October 11, 2022 7:55:00 AM
Attachments: [174 Page St.loan agreement sample.pdf](#)
[412 Holly Ave.Transfer loan agreement Sample.pdf](#)
[489 Sherburne Ave.RR Transfer loan agreement SAMPLE ONLY_Redacted.pdf](#)
[523 Desnoyer RR Transfer loan agreement -SAMPLE ONLY.pdf](#)
[830 University Ave.W-RR Transfer loan agreement-SAMPLY ONLY.pdf](#)
[1508 Como Ave.Code Compliance Report 10-11-22.pdf](#)
[image001.png](#)

Good morning,

I believe it has been explained to Mr. Boylan, but Category 3 Vacant Buildings cannot be purchased outright. **Title cannot transfer until the nuisance is abated and the property has received its code compliance certificate** (upon completion of rehab). Typically these are done with an addendum to the purchase agreement. If you are intending to have a third party rehabilitate the property, pending transfer of title, the contract used for this transaction will need to be approved by the Legislative Hearing Officer. Again, title cannot transfer until the rehabilitation is complete and nuisance abated.

Mr. Boylan has a 2021 Code Compliance Inspection that is being continued, though he was required to do a building-only Code Compliance Inspection which we actually recieved a copy of this morning (attached). These can be used in lieu of completing a TISH when transferring a property.

Attached are some samples of how these have been transacted in the past, though it is certainly not an extensive list and it is encouraged to speak to an attorney or real estate professional when contracting agreements.

Thank you,

Joanna



Joanna Zimny

Legislative Hearing Executive Assistant
Legislative Hearing Office
Pronouns: she/her/hers
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Suite 310
15 W. Kellogg Blvd.
Saint Paul, MN 55102
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joanna.zimny@ci.stpaul.mn.us

www.StPaul.gov



Please consider the environment before printing this email

From: Joe Uebel <joe@teamedelstein.com>

Sent: Monday, October 10, 2022 4:48 PM

To: *CI-StPaul_LegislativeHearings <LegislativeHearings@ci.stpaul.mn.us>

Cc: boylan@actualsoftware.com

Subject: 1508 Como Ave

Hello Ms. Moermond,

See attached letter.

Thank you

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